

BATHROOM REMODEL

Bathroom Remodel Information

Purpose: Document Submittal List for Bathroom Remodel (No Structural Changes)

General Information: Building permits are required whenever there are any alterations, replacements, or additions done to the bathroom that involves changes in the electrical, mechanical, plumbing, and/or framing system. Building Permits may include but are not limited to the upgrade of electrical outlets, additions of new lighting, replacement of plumbing fixtures, replacement of shower/bathtub walls and replacement of vanity cabinets. All requirements shall in conformance to the 2013 California Residential Code, California Electrical Code, California Mechanical Code and California Plumbing Code.

1. Document Submittal List

A. Drawings (3) sets of:

- ☐ Plot Plan
- ☐ Architectural Plan- Floor Plan
Exterior Elevations (if applicable)
- ☐ Architectural Details
 - 1. Existing and Proposed Bathroom Layout
 - 2. Materials Specifications of Shower Enclosures
 - 3. Location and Clearances of Plumbing Fixtures
 - 4. Outlets, Fixtures, Switches, Service Panels with Size, Grounding Method, and Sub-panels
 - 5. Method of Ventilation
- ☐ Information
 - 1. Address of Property and Name, Address, Contact Phone Number of Property Owner
 - 2. Applicable Codes
 - 3. Occupancy and Type of Construction
 - 4. Description and Scope of Work
- ☐ 8 1/2" x 11" Suggested Minimum Size

B. Title 24 Energy Requirement:

- ☐ Mandatory Features – MF-1R Compliance Forms
- ☐ Prescriptive or Performance Certificate of Compliance Forms- CF-1R- ALT

C. Other Documents

- ☐ Building Permit Application
- ☐ Owner/Builder Form (if applicable)

2. Bathroom Remodel Requirements

A. Building

- ☐ Water resistant backing board (green board) shall not be permitted for use within shower compartments or around tub/shower for glue-on tile application. "Durock" or "Wonderboard" must be used in such applications (Local Policy)

- ☐ Glazing in walls, enclosures or fences containing or facing hot tubs, whirl pools, saunas, steam rooms, bathtubs and showers where any portion of the bottom exposed glazing is less than 60 inches measured vertically above any standing or walking surface shall be safety glazing (e.g. shower doors and windows.) Glazing that is less than 60 inches measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming shall also be considered a hazardous location (CRC R308.4.5)
- ☐ Battery operated smoke alarms shall be provided in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling, including basements and habitable attics (CRC R314.3)
- ☐ Battery operated carbon monoxide smoke alarms shall be provided outside each separate dwelling unit, sleeping unit in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basements (CRC R315)

B. Electrical

- ☐ All receptacles shall be GFCI protected (CEC 210.8 (A) (1)) any existing, and new, receptacles shall be connected to a dedicated 20 amp circuit (CEC 210.11 (C) (3))
- ☐ Whirlpool bathtubs shall have motor access and be tested (CEC 680.70). All metal cables, fittings, piping or other metal surfaces, within 5' of the inside walls of the whirlpool bathtub shall be properly bonded (CEC 680.43 (D))
- ☐ Light fixtures located within 3' horizontally and 8' vertically of the bathtub rim or shower stall threshold shall be listed for a damp location or listed for wet locations where subject to shower spray (CEC 410.10 (D))
- ☐ Receptacles shall not be installed within or directly over a bathtub or shower stall (CEC 410.9 (C))
- ☐ Lighting shall be high efficacy (i.e. fluorescent or approved LED) or be controlled by a manual-on occupant sensor. Dimmers are not allowed in bathrooms (2008 Building Energy Efficiency Standards)

C. Mechanical

- ☐ Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the CMC, Chapter 4 and CGBS, Chapter 4, Division 4.5 (CRC R303.3.1)

D. Plumbing

- ☐ All shower compartments, regardless of shape, shall have a minimum finished interior of 1,024 square inches and capable of encompassing 30" diameter (CPC 408.6)
- ☐ Shower doors shall open so as to maintain a minimum 22" unobstructed opening for egress (CPC 408.5)
- ☐ In no case shall any dam or threshold be less than 2" or more than 9" in depth when measured from the top of the dam or threshold to the top of the drain for each shower receptor (CPC 408.5)
- ☐ Water closets shall have a minimum 30" width clearance (15" on center) and 24" clearance in the front (CPC 402.5)
- ☐ Provide ultra-low flush toilet (1.28 gallon/flush) at all bathrooms (CPC 403.2.1)
- ☐ Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure/balance thermostatic mixing valve type that provides scald and thermal shock protection conforming to ASSE 1016 or ASME A112.18.1/CSA B125.1). Handle position stops shall be provided on such valves and shall

be adjusted per manufacturer's instructions to deliver maximum mixed water setting of 120° F (CPC 408.3)

Note: This is not a complete list of all required submittals; additional information may be required after initial plan review.

*** For any alterations and/or addition to the layout or framing of the existing structure, including but not limited to the modifications of walls, windows, bearing or non-bearing framing members, please comply with all requirements as indicated for Over the Counter Plan Check Residential.**